

150.0

0005

0009.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
893,300 / 893,300
893,300 / 893,300
893,300 / 893,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		GRAND VIEW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHRIDHARANI NIRANJAN /TRS	
Owner 2: SHRIDHARANI REALTY TRUST	
Owner 3:	

Street 1: 45 GRAND VIEW RD	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: SHRIDHARANI NIRANJAN N-ETAL -	
Owner 2: SHRIDHARANI AMUPAMA N -	

Street 1: 45 GRANDVIEW RD	
Twn/City: ARLINGTON	

StProv: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Vinyl Exterior and 2174 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Above Stree
	Topo
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5827	Sq. Ft.	Site	0	80.	1.02	9			475,847						475,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5827.000	417,500		475,800	893,300		99379
							GIS Ref
							GIS Ref
							Insp Date
							06/08/18



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 99379	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	13:05:24
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	417,500	0	5,827.	475,800	893,300		Year end	12/23/2021
2021	101	FV	405,300	0	5,827.	475,800	881,100		Year End Roll	12/10/2020
2020	101	FV	405,300	0	5,827.	475,800	881,100	881,100	Year End Roll	12/18/2019
2019	101	FV	293,600	0	5,827.	446,100	739,700	739,700	Year End Roll	1/3/2019
2018	101	FV	293,600	0	5,827.	368,800	662,400	662,400	Year End Roll	12/20/2017
2017	101	FV	293,600	0	5,827.	339,000	632,600	632,600	Year End Roll	1/3/2017
2016	101	FV	293,600	0	5,827.	309,300	602,900	602,900	Year End	1/4/2016
2015	101	FV	281,700	0	5,827.	303,400	585,100	585,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHRIDHARANI NIR	32960-583		5/31/2001	Family		1	No	No	
	14357-347		7/1/1981		88,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	965	New Wind	6,292 C					

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Inspected	CC	Chris C
6/7/2018	Inspected	CC	Chris C
5/3/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Measured	336	PATRIOT
12/9/2008	Info At Door	189	PATRIOT
1/5/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Entry Denied	268	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	SHOWER STALL. OF = SINK IN BMT.												
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	A Bath: 1	Rating:													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	3/4 Bath: 1	Rating: Average													
GENERAL INFORMATION	Grade: C+ - Average (+)	Year Blt: 1933	Eff Yr Blt:	A 3QBth: 1	Rating:													
Alt LUC:	Alt %:	Const Mod:		1/2 Bath: 1	Rating:													
Jurisdct:	Fact: .	Lump Sum Adj:		A HBth: 1	Rating:													
INTERIOR INFORMATION				OthrFix: 1	Rating: Average													
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	WSFlue: 1	Rating: Average													
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	50 %	Total: 18.6 %	CONDO INFORMATION				RESIDENTIAL GRID										
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Location:	Total Units:	1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2					Lvl 1
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	Floor:	% Own:	REMODELING				RES BREAKDOWN								
# Heat Sys: 1	% Heated: 100	% AC:	% Com Wal	Name:	Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	7	3			
Solar HW: NO	Central Vac: NO	% Sprinkled		Functional:	Functional:	%	Additions:	Kitchen:										
				Economic:	Economic:	%	Baths:											
				Special:	Special:	%	Plumbing:											
				Override:	Override:	%	Electric:											
				Total: 18.6 %			Heating:											
							General:											
							Totals	1	7	3								
CALC SUMMARY				COMPARABLE SALES														
Basic \$ / SQ: 140.00 Size Adj.: 1.13298059 Const Adj.: 0.98500049 Adj \$ / SQ: 156.238 Other Features: 85000 Grade Factor: 1.10 NBHD Inf: 1.00000000 NBHD Mod: LUC Factor: 1.00 Adj Total: 512912 Depreciation: 95402 Depreciated Total: 417510				Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: Before Depr: 171.86 Special Features: 0 Val/Su Net: 136.35 Final Total: 417500 Val/Su SzAd 192.04														
MOBILE HOME				PARCEL ID 150.0-0005-0009.A														
SPEC FEATURES/YARD ITEMS				IMAGE														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc
More: N	Total Yard Items:	Total Special Features:										Total:						